



Full Planning Application

Conversion and alteration of former public house (use Sui Generis) to form five apartments (use C3) and erection of four dwellings (use C3) with associated works including formation of access, parking and boundary treatment.

**former
Richardson's Arms
684 Bradford Road
Oakenshaw
Bradford
BD12 7EN**

L Morrell

Community Facilities and Services Statement:

Statement:

- The Richardson's Arms was a "closed down", semi derelict, Enterprise Inn public House, which was purchased by the applicants family in March 2010 after it had been shut for many years.
- It had been up for sale for over a year before it was bought.
- A Planning Application to build a 25m swimming pool on the pub and the land was submitted, this was a 2 year process. During the 2 years of that Planning Application the applicant decided to get the pub repaired and reopened. At first there were quite a few people coming in and using the pub, but within a year the customers gradually stopped coming in and the decision was made to close the pub.
- The pub reopened after a number of months with the promise from locals and friends to support the establishment but again that soon stopped and the pub was forced to close again
- The planning permission was finally granted
- Over the years various people have tried to open this pub but due to the climate and other options the pub could never sustain a livelihood for the owners and therefore forced to close
- This application is submitted to diversify as the public house option is simply not viable
- Further evidence of marketing and the attempts to sell the Public House will be provided